

**ORDINANCE NO. 3  
SERIES 2000**

**AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF LOTS 1, AND 16 THROUGH 19, BOTH INCLUSIVE, RAINBOW MEADOWS ESTATES, FILING NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 6, 2000, BEARING RECEPTION NO. 500125, CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (DUPLEX RESIDENTIAL DISTRICT), AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO.**

**WHEREAS**, Fennern Family Partnership, L.L.L.P., as owner of the property hereinafter described, has filed an application with the City of Gunnison, Colorado, seeking a change of zoning of said real property; and

**WHEREAS**, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to notice published in accordance with the City Code of the City of Gunnison, Colorado, on September 8, 1999; and

**WHEREAS**, the Planning and Zoning Commission of the City of Gunnison, Colorado, recommended to the City Council the approval of the requested change of zoning by recommendation adopted September 8, 1999; and

**WHEREAS**, the City Council of the City of Gunnison, Colorado, held a public hearing on the requested change of zoning on February 8, 2000.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS:**

Section 1. Based upon the application seeking rezoning of the property hereinafter described, the evidence presented to the City Council during the public hearing on the application seeking rezoning of the property hereinafter described, and further, based upon the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- a. That the requested change of zoning to R-2 (Duplex Residential District) complies with the 1994 City of Gunnison Master Plan classification of the property as low/medium density residential.
- b. That the requested rezoning of the property to R-2 (Duplex Residential District) would create a buffer between the R-1 (Single Family Residential District) zoning to the west and the R-3 (Multiple Family Residential District) zoning to the east of the property.
- c. That the adjacent property owners of the development to be known as the "Palisades Senior Housing Project" have expressed their support for the proposed rezoning.

Section 2. Based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the rezoning of the property hereinafter described is in the best interest of the City of Gunnison, Colorado, and its citizens.

Section 3. The zoning classification of the real property described as Lots 1, and 16 through 19, both inclusive, RAINBOW MEADOWS ESTATES, FILING NO. 1, according to the official plat thereof recorded March 6, 2000, bearing Reception No. 500125, City of Gunnison, County of Gunnison, State of Colorado, is hereby changed from R-1 (Single Family Residential District) to R-2 (Duplex Residential District).

Section 4. The official zoning map of the City of Gunnison, Colorado, shall be amended to reflect the change in the zoning district classification of the property.

**INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED** this 14<sup>th</sup> day of March, 2000, on first reading, and introduced, read, and adopted on second and final reading this 28th day of March, 2000.

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Mayor

ATTEST:

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City Clerk